

Frederick County Community Development Division

Zoning Map Amendment

April 7, 2014

CASE NUMBER: R-06-05 (A)

APPLICANT: Hogan Realty Capital, LLC

REQUEST: Amend the current Phase I PUD Plan for the Carroll Manor PUD (10.1 acres) approved in 2006, Ordinance # 06-41-437

LOCATION: Southwest side of Tuscarora St.; east of Bill Dorsey Blvd in Adamstown



I. Background

The Carroll Manor PUD R-06-05 was originally approved in November 2006 to include a total of fifty (50) dwelling units located on 10.16 acres located between the Adamstown Commons subdivision and the older community of Adamstown. This proposal included single-family detached dwellings as well as multi-family dwellings. The multi-family units were to be developed within the expanded and renovated former Adamstown Elementary School building. The density established by the Phase I approval was 4.92 dwellings per acre. Prior to the Phase I rezoning, the site had been zoned R-1 Residential.

A PUD Phase II Plan was approved for the site in March 2009 which established a specific range of housing types to be developed on the property including 20-25 single-family detached dwellings and 25-30 multi-family dwellings. The Phase II Plan provided for 3.1 acres in open space including retention of the pavilion structure on the site. The APFO LOU for this Phase II PUD is set to expire on November 12, 2014. Failure to progress beyond the Phase II approval would result in the consideration by the County to remove the PUD zoning at such time as the Comprehensive Plan is updated.

The applicant is requesting to amend the PUD Phase I Concept Plan and certain conditions of approval for the 10.16-acre parcel resulting in an overall reduction in the number of units from 50 dwellings to 47 dwellings.

The property is currently owned by the Carroll Manor Fire Company.

II. Planned Unit Development Zone Summary

The Planned Unit Development (PUD) zone was established in the early/mid 1960's and was approved for the first project in 1967. The PUD is a floating zone, which can only be applied to properties designated Low/Medium/High Density Residential on the County Comprehensive Plan. The PUD zone may also be applied over land designated Natural Resource if it is a minor portion of the project. Amendments to the PUD zone requirements, which are referenced below, were adopted in 2010.

The regulations for the PUD and MXD floating zone districts are now combined into a single section:
1-19-10.500 Planned Development Districts

General Requirements

Review Process – This process has been changed to a two step process consistent with the MXD zone. Phase I is rezoning and Phase II is execution, which includes subdivision or site plan reviews as applicable.

There is no minimum tract size for the application of PUD zoning (except for Continuing Care Retirement Communities - CCRC's). Lot sizes, setbacks, and building heights shall be established by the Planning Commission at the Phase II review.

Open Space/Green Area Requirements – The Zoning Ordinance requires a minimum of 30% of the gross land use area for PUD's with a gross density of 3-6 dwellings/acre, 35% at 6-12 du/ac, and 40% at 12-20 du/ac. Public parks and recreation land may also be required at the discretion of the Board of County Commissioners (BOCC).

Water and Sewer - Property shall have PS – Planned Service classification or higher to apply for PUD Phase I. Phase II review requires a W-4/S-4 classification.

Public Facilities – The 500 and 1,000 dwelling thresholds that were used to determine the amount of land to be dedicated for schools, libraries, or fire stations has been deleted from the County Zoning Ordinance. The 1 acre per 100 dwellings ratio for school sites has also been deleted. The BOCC may now require sites for schools, libraries, and fire stations as part of the Phase I review using established county standards of service. *§1-19-10.500.8.B*

Permitted Land Uses §1-19-10.500.6

PUD's may be all residential with the mix of dwelling types based on need, existing and proposed projects in the vicinity, and on recommendations from adopted community/corridor plans. Commercial and employment uses may be proposed based on several factors including need, existing/proposed uses in the vicinity, and on recommendations from the community/corridor plans. The mixture of land uses will be determined by the BOCC at the Phase I rezoning review.

Residential – Goal is to provide a mix of dwelling types. This permits all residential types, including single-family, duplex, townhouses, multi-family, and CCRC's. Gross density may not exceed the following:

Low density – 3-6 dwellings/acre

Medium density – 6-12 dwellings/acre

High density – 12-20 dwellings/acre

Commercial – allows for any uses permitted within the *Village Center (VC)* zoning district.

Employment – allows for any uses permitted in the *Office/Research/Industrial (ORI)* zoning district.

Institutional - allows for recreational and community activities, public services/facilities, health care facilities, schools, and institutional uses referenced in §1-19-5.310 Use Table.

Continuing Care Retirement Community (CCRC) – This is a new use reference in the PUD. A CCRC may be approved for an entire PUD development (shall have a minimum 5 acre site) or as a portion of a PUD. CCRC's may include a mix of independent living, assisting living and skilled nursing care facilities. *see §1-19-10.500.6.A.6 and §1-19-10.500.10*

General Development Standards §1-19-10.500.9

Site and building design - addresses integration of land uses, orientation of buildings, parking design and access, pedestrian access, landscaping and open space design.

Natural Features – addresses protection of natural features such as forest areas and visual impacts of development on surrounding properties. Lands with PUD zoning, but with a land use plan designation of Natural Resource may not be developed with residential or commercial/employment structures.

Public Facilities and Utilities – location, design, and extent of proposed facilities shall be in accordance with County standards and the Comprehensive Plan.

Modifications - as part of the Phase II Execution review the Planning Commission may approve modifications to parking, street design, landscaping, buffering, and general development standards in §1-19-10.500.9.A.

III. Approval Criteria

§ 1-19-3.110.4 APPROVAL CRITERIA (Zoning Map Amendments)

(A) Approval or disapproval of a request for an individual zoning map amendment or floating zone reclassification shall be determined through review of several criteria. The Planning Commission and Board of County Commissioners review will include, but not be limited to:

- (1) Consistency with the comprehensive plan;
- (2) Availability of public facilities;
- (3) Adequacy of existing and future transportation systems;
- (4) Compatibility with existing and proposed development;
- (5) Population change; and
- (6) The timing of development and facilities.

§ 1-19-10.500.3 APPROVAL CRITERIA (Planned Development Districts)

The Board of County Commissioners may approve a request for rezoning of property to a Planned Development District if persuaded that granting the request is appropriate and serves the public interest. The approval or disapproval of a request for the application will be determined through evaluation of several criteria to establish whether the proposed project meets the purpose and intent of the zoning district. **In addition to the requirements in § 1-19-3.110.4**, the Planning Commission and Board of County Commissioners must find that the project adequately addresses the following criteria:

(A) The proposed development is compact, employing design principles that result in efficient consumption of land, efficient extension of public infrastructure, and efficient provision of public facilities;

(B) The proposed development design and building siting are in accordance with the County Comprehensive Plan, and any applicable community and corridor plans;

(C) The proposed development is compatible with existing or anticipated surrounding land uses with regard to size, building scale, intensity, setbacks, and landscaping, or the proposal provides for mitigation of differences in appearance or scale through such means as setbacks, screening, landscaping; or other design features in accordance with the County Comprehensive Plan, and any applicable community or corridor plans;

(D) The proposed development provides a safe and efficient arrangement of land use, buildings, infrastructure, and transportation circulation systems. Factors to be evaluated include: connections between existing and proposed community development patterns, extension of the street network; pedestrian connections to, from, and between buildings, parking areas, recreation, and open space;

(E) The transportation system is or will be made adequate to serve the proposed development in addition to existing uses in the area. Factors to be evaluated include: roadway capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, projected

construction schedule of planned improvements, pedestrian safety, and travel demand modeling;

(F) The proposed development provides design and building placement that optimizes walking, biking, and use of public transit. Factors to be evaluated include: extension of the street network; existing and proposed community development patterns; and pedestrian connections to, from, and between buildings, parking areas, recreation, and open space;

(G) Existing fire and emergency medical service facilities are or will be made adequate to serve the increased demand from the proposed development in addition to existing uses in the area. Factors to be evaluated include: response time, projected schedule of providing planned improvements, bridges, roads, and nature and type of available response apparatus;

(H) Natural features of the site have been adequately considered and utilized in the design of the proposed development. Factors to be evaluated include: the relationship of existing natural features to man-made features both on-site and in the immediate vicinity, natural features connectivity, energy efficient site design, use of environmental site design or low impact development techniques in accordance with Chapter 1-15.2 of the Frederick County Code;

(I) The proposed mixture of land uses is consistent with the purpose and intent of the underlying County Comprehensive Plan land use designation(s), and any applicable community or corridor plans;

(J) Planned developments shall be served adequately by public facilities and services. Additionally, increased demand for public facilities, services, and utilities created by the proposed development (including without limitation water, sewer, transportation, parks and recreation, schools, fire and emergency services, libraries, and law enforcement) shall be evaluated as adequate or to be made adequate within established county standards.

IV. Applicant's Proposal

Land Use Proposal

The applicant is requesting to amend the PUD Phase I Concept Plan and certain conditions of approval for the 10.16-acre parcel of land situated in the community of Adamstown. The property is located south of Washington Street, west of Tuscarora Street and north/east of the Adamstown Commons subdivision. Located on the property is the former Adamstown Elementary School building, a pavilion, baseball field and several outbuildings. The property is currently used as the annual summer carnival grounds for the fire company as well as by the local community as an area of recreational open space. The proposed type of development for the amended PUD site is residential and would include up to 47 dwelling units including 37 single-family detached dwellings and 10 duplex dwellings.

The changes proposed in this PUD amendment are as follows:

- Reduction in overall density from 50 dwellings to 47 dwellings;
- Elimination of the multi-family dwellings;
- Open Space reduced from 3.10 acres to 1.52 acres;
- Local street network modified to support new layout of homes;
- Removal of the former Adamstown Elementary School building and all other remaining structures;
- A smaller pavilion structure to be rebuilt on site.

Summary

PUD rezoning request: 10.16 acres

Open Space proposed: 1.52 acres

Total number of proposed dwellings: 47 (single-family detached: 37; duplex: 10)

Concept Plan

The amended Phase I Concept Plan for the Carroll Manor site proposes the development of a modest infill neighborhood located at the point where the older village of Adamstown adjoins the newer Adamstown Commons community. Both existing neighborhoods are organized in a grid pattern of village-scaled blocks, local streets, and alleyways, punctuated with an assortment of open areas and small parks. This proposal seeks to merge the two grid systems at a pivot point that formed by a key centralized street intersection and collection of open space tracts. The existing streets, Mae Wade Avenue and John Mills Road, converge at this point and continue northwesterly into the new development. Four of the eight proposed 'pocket parks' in the new development surround this intersection and constitute a neighborhood center and link into the Adamstown Commons community.

The ten duplex dwellings are situated along Tuscarora Street on the northeastern boundary of the PUD, facing the older existing neighborhood. These homes are 'rear-loaded' units with an internal street providing vehicular access to garages and driveways hidden from Tuscarora Street which

would serve as the front door to these homes. Two small parks also front along this edge of the PUD, minimizing the impact of the new structures on the existing neighborhood. The proposed neighborhood interconnects its local street system with the older village along Tuscarora Street by providing three separate internal road connections which provide slightly off-set and indirect access to Washington and Adams Streets. In total, the proposed layout of the Concept Plan provides five road interconnections into the existing street network, not including the maintenance of two private driveway connections to existing homes located adjacent to this project on its northern boundary.

In addition to the deployment of several small pocket parks at the neighborhood center, the Concept Plan uses smaller scattered blocks of open space to ease the transitions between the new and existing neighborhoods often placing a small park-like tract where a house could have been sited.

Though not typically addressed at the Phase I stage of a PUD, the Applicant is proposing the following distribution of residential types in their proposal:

(25) single-family detached homes, 45-52 ft. wide lots, w/rear 2-car garage & 2-car driveway pad

(12) single-family detached homes, 60-65 ft wide lots, w/ rear 2-car garage & 2-car driveway pad

(10) single-family attached (duplex) homes, 26 ft wide lots w/ rear 2-car garage & 2-car driveway pad

To the extent that the proposed Concept Plan is dependent on alley- or rear-loaded dwellings, it is important to note that the *illustrated* conceptual layout allows 75% of the homes to face the public street without the pedestrian breaks caused by driveways and garages (12 homes appear to gain vehicular access from the street front). This remains a key characteristic of the County's older villages that pre-date the era of the automobile.

Open Space/Green Area

Open space requirements are based on the total size of the area being considered for PUD zoning and the gross density of the project. Applying the 30% open space standard based on a gross density of 3—6 units per acre results in 3.05 acres of open space required. (10.15 acres x 30% = 3.05 acres). The Concept Plan proposes 1.52 acres of open space, which is a 50% reduction from the required 3.05 acres. The Ordinance provides the opportunity for the Applicant to request up to a 50% reduction in the open space provided in a PUD project. [see discussion in **Proposed Land Use, Design, and Density** on Page 11]

Phasing Plan

Section 1-19-10.500.5(D) of the Zoning Ordinance requires a phasing plan to be submitted with a Phase I PUD application and states that the proposed phasing plan shall describe the timing and sequence for dedication of public lands and development of public facilities and utilities. The Applicant proposes a one- or two-phase project that would develop over a 2-3 year period with initial occupancy of homes in 2016.

Infrastructure improvements may be phased and will be constructed in accordance with an executed (new or amended) Adequate Public Facilities Ordinance Letter of Understanding (APFO LOU) detailing the timing and other requirements necessary to provide facilities necessary to complete the project. The request for the project's APFO approval will be made in conjunction with Phase II Preliminary Plan or Site Plan stage. The current APFO LOU originally executed in conjunction with the current Phase II plan is set to expire on November 12, 2014.

V. Evaluation - Relationship to County Plans and Regulations

Proposed Land Use, Design, and Density

The proposed amended Phase I Concept Plan for the Carroll Manor PUD provides for a compact infill development bridging two existing neighborhoods in the heart of a County-designated growth area. Open space and park areas, though reduced in overall size from the previous (current approved) design, are distributed and situated in a way that maximizes their effect in providing access to open areas, buffering neighboring parcels, and demarcating prominent locations within the community. In order to maintain the predominance of single-family detached homes in this project and resolve the other not insignificant design challenges presented by the site, the proposed general layout offers a good balance between an insular neighborhood buffered on all sides by open areas, and an interconnected neighborhood that strives to connect the Adamstown Commons development with the existing Adamstown community.

<i>Proposed Land Use</i>	<i>Acres</i>
Single Family Dwellings	4.90
Duplex Dwellings	0.75
Open Space	1.52
Road/Street Right-of-Way	2.98
Total	10.16 acres

The proposed mix of dwelling units, by type, siting, and size, offers some of the variety typical of older neighborhoods. This variety enhances the quality of the overall design and furthers the notion that this is an infill project or extension within an existing community.

Project Density

Gross Acreage 10.15
Proposed Dwelling Units 47

Gross Density 4.6 dwellings/acre

Gross Acreage 10.15
Open Space -1.52 ac.
Net Acreage 8.63 ac.

Net Density 5.4 dwellings/acre

Overall gross land use density of the PUD will be similar to the previous approval decreasing slightly from 4.92 DU/acre to 4.63 DU/acre. This proposed density is similar to, though slightly higher than, densities in surrounding neighborhoods (3.4 DU/ac – 4.4 DU/ac).

Consistency with Comprehensive Plan

Properties are eligible for PUD zoning if they are designated Low, Medium, or High Density Residential in the Comprehensive Plan. The project site is designated Low Density Residential in the County Comprehensive Plan; therefore the property is eligible for PUD zoning application.

The Low Density Residential designation allows for a density range of 3-6 dwellings/acre. The proposed gross density of the PUD is 4.6 dwellings/acre and therefore is consistent with the density range established by the Comprehensive Plan.

Generally, the project is consistent with Community Growth Area policies adopted in the Countywide Comprehensive Plan. The project offers concentrated, infill, residential development in an established growth area served by public water and sewer, a school, a post office, and a public park. A pedestrian-friendly environment is achieved and open space and recreation areas are distributed throughout the modestly-scaled project site. These physical characteristics set the stage for development that makes good use of the public and private investments already made in Adamstown.

The proposed amended Phase I Concept Plan is consistent with the County Comprehensive Plan.

Compatibility with Adjoining Zoning and Land Uses

Adding to the complexity of the design challenge at this site is the need to bridge the older Adamstown community and the more recently developed Adamstown Commons development. Areas to the east are designated and zoned Village Center, which allows for a mix of commercial and residential uses. The Adamstown Commons community is similarly designated LDR (Low Density Residential) and zoned R-3 (3 dwellings/acre), while the parcels immediately adjacent to the Carroll Manor PUD on its northern boundary are designated and zoned LDR/R-1. The immediately surrounding land uses are all single-family detached residential uses. The variable setbacks, lot sizes, and building orientations in the proposed Concept Plan contribute to the sense that this development, like some of its surrounding neighbors, grew over time and was not built within a shorter timeframe of 5 or 10 years.

The net land use densities of surrounding land uses, ranging from approximately 4.0 DUs per acre in the older sections of Adamstown to approximately 5.0 DUs per acre in the adjacent Adamstown Commons development, are similar to that proposed by the Applicant at 5.4 DUs per acre.

With this modified proposal for a variety of low density residential housing types fronting on short, narrow, interconnected, local streets, the proposed Phase I Concept Plan clearly demonstrates compatibility with surrounding existing, and planned, land uses in the neighborhood.

Natural Features

The project site is a relatively flat property (0-3% slopes). There is minimal woody vegetation; trees are located along property lines, but no forests exist on the site per the Frederick County Forest Resource Ordinance and the State of Maryland's Forest Conservation Technical Manual. Those trees observed during the applicant's fieldwork include: Hackberry *Celtis occidentalis*; Mulberry *Morus rubra*; Spruce *Picea spp.*; White Pine *Pinus strobes*; Black Cherry *Prunus serotina*; and Chinese Elm *Ulmus parvifolia*. Invasive vines (*Toxicodendron spp.*, *Hedera spp.*) were observed on site. Four specimen trees are identified in the Forest Stand Delineation, two of which are noted to be in poor condition. One of these two specimens, a 38" dia. Box Elder tree, appears to be located in the right-of-way of Tuscarora Street extended, near the existing former school structure. The majority of the

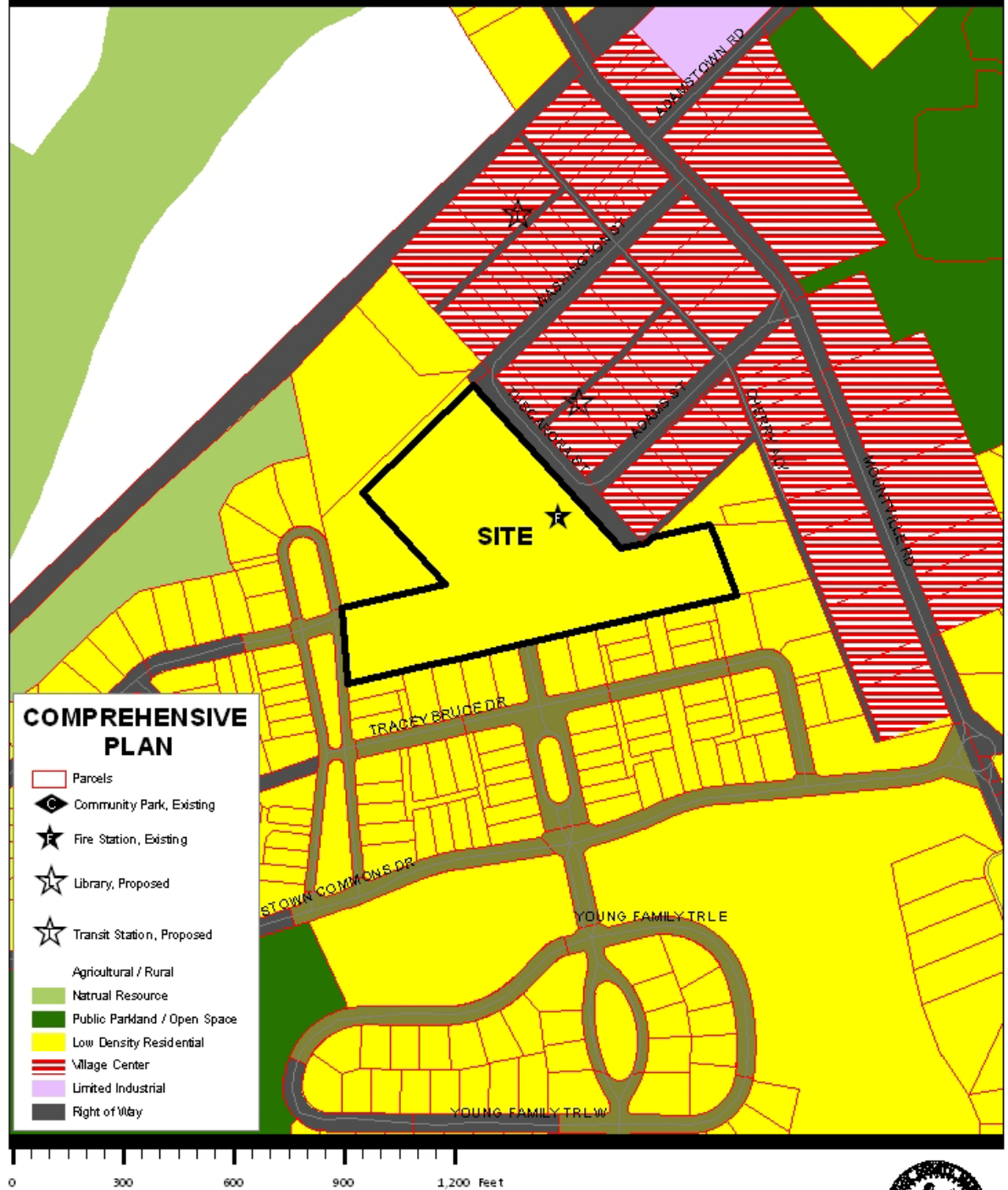
property is in turf grass. There are no known floodplains, streams, or wetlands on the project site. The Frederick County Soil Survey identifies Duffield-Ryder silt loam soils (DtB) on site; these soils are labeled “Non-Restricted” by the Natural Resources Conservation Service.

Population Change

Population Change

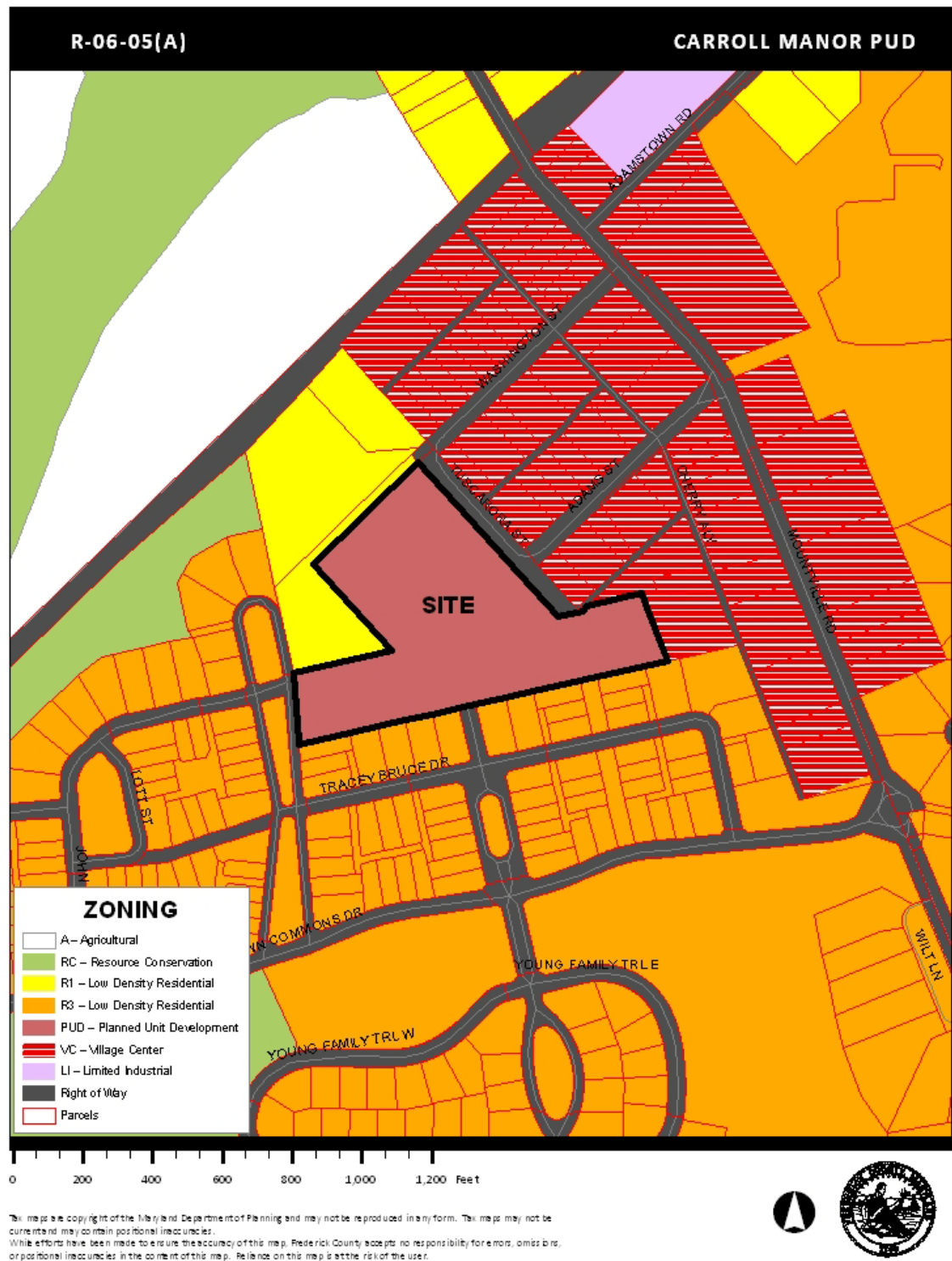
Current Population:	2,372 ¹
Potential Additional Population:	47 proposed dwellings <u>X 2.7 persons per household</u> 127 persons
Potential Total Population:	2,372 (current) <u>+ 127 (R-06-05 request)</u> 2,499 persons

¹ Adamstown CDP, 2010 US Census



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VI. Evaluation - Availability of Public Facilities and Services

Public Schools

The following is an analysis of the potential enrollment impacts on the Frederick County Public Schools for the dwellings proposed by this request. Background enrollment is not shown on this chart but is considered as part of the Adequate Public Facilities Ordinance (APFO) schools test, which is typically conducted at the time of Phase II Plan review.

The proposed Carroll Manor PUD is located in the Tuscarora High School Feeder Pattern.

Total Proposed Dwellings in PUD: 47

37 Single Family Detached, 10 Duplex/Attached

School	2013 Total Enrollment/ State Rated Capacity ¹	% of State Rated Capacity	Total Projected Pupils ²		Total
			Single Family Detached	Single Family Attached	
Carroll Manor ES ⁵	575/696	80%	10	3	13
Ballenger Creek MS ⁴	700/870	80%	6	2	8
Tuscarora HS ³	1473/1606	92%	8	2	10

1. Source: Board of Education (BOE) Quarterly Enrollment Report (QER) – December 31, 2013
2. Pupil Yield Factors, 2007

Programmed Improvements (FY 2014-2019 CIP)

There are no relevant projects in the current CIP.

Planned Improvements

Ballenger Area Elementary – The Ballenger Run PUD located across from Tuscarora High School will provide a site for a new elementary school.

Water and Sewer

Current Water and Sewer Plan Classification

The property is located within a water/sewer service area and has a split water classification of W-1/W-4 and a split sewer classification of S-3/S-4.

Public water will be provided through the New Design water system, which withdraws water from the Potomac River. The New Design Water Treatment Plant has a permitted capacity of 25 million gallons/day (MGD) and has a current average daily use of approximately 16 MGD. Sewer service will be provided by the Ballenger-Mckinney wastewater treatment plant. The current Ballenger plant has a treatment capacity of 6 MGD and with the McKinney expansion, which is under construction,

will be expanded to 15 MGD. The Applicant is responsible for extensions and connections to the public water and sewer lines to serve the project site.

Anticipated water and sewer capacity needed to serve this project would be 11,750 gallons per day based on an average household usage of 250 gallons per day.

Programmed Improvements

None

Public Safety Facilities

The Carroll Manor Fire Station is located on Adams Street approximately 650 feet from the site. The fire company provides fire, emergency medical services (EMS) and advanced life support (ALS) to the area.

Police protection would be provided by the County Sheriff's Office.

Programmed Improvements

No programmed improvements affecting this proposal are included in the FY2014-2019 CIP.

Planned Improvements

The Carroll Manor Fire Co. has plans to relocate the fire station to another site in the vicinity of Adamstown.

Libraries

The nearest Frederick County Public Library to the subject properties is the Edward F. Fry Library at Point of Rocks approximately 4.5 miles southwest of Adamstown. The C. Burr Artz main library in Frederick, is approximately 7.5 to the north and the Urbana Regional Library is located approximately 7 miles east of the proposed PUD.

Programmed Improvements

No programmed improvements affecting this proposal are included in the FY2014-2019 CIP.

Parks and Recreation Facilities

Existing parks and recreation facilities in the vicinity include:

Green Hill Community Park - 21-acre County park approximately 1/3rd mile from the site and is developed with a tot lot, all-purpose playing field, basketball courts and picnic facilities.

Carroll Manor Elementary School - 5 acres shared facility - playing fields, playground

Programmed Improvements

Othello Regional Park - 214-acre regional park located just north of Rosemont. An initial phase for development is expected to be constructed in 2019.

Planned Improvements

A Community Park symbol is shown on the County Comprehensive Plan on open space currently owned by the Adamstown Commons HOA. The County has determined that these open space lands will remain under the control of the Adamstown Commons HOA.

Point of Rocks Regional Park – 200-acre property located just north of Point of Rocks has been acquired by the County. There are no development plans for the park at this time.

Transportation Network

Existing Site Access Characteristics

The site has frontage along Tuscarora St. which borders the existing Adamstown community. Local streets in this neighborhood adjacent to the site (east of the site) are characterized by open-section (no curb/gutter) roads 20-25 feet wide. There are intermittent segments of gravel or dirt shoulders used for on-street parking by residents and visitors.

The site also has frontage along Bill Dorsey Blvd and Mae Wade Ave. in the Adamstown Common development. These roads are closed section with curb/gutter and sidewalks.

Existing pedestrian connections are located primarily along the public roads developed in Adamstown Commons including along Mae Wade Avenue, Bill Dorsey Blvd, and John Mills Road. In the Adamstown neighborhood there are a few disconnected pieces of sidewalk on Washington St. and Adams St.

Traffic Volumes on Adjoining Roads

AADT: Annual Average Daily (24 hour period) Traffic (Source: Frederick County DPW)

Adamstown Road [1,000' west of New Design Rd]: 2,350 (2008)

Mountville Road [100' NW of New Design Rd]: 1,679 (2009)

Mountville Road [0.19 mi. NW of Adamstown Rd]: 3,284 (2008)

Highway Plan Classifications for Adjoining Roads

Tuscarora Street – Local (50 ft right of way)

Mae Wade Avenue – Local (50 ft right of way)

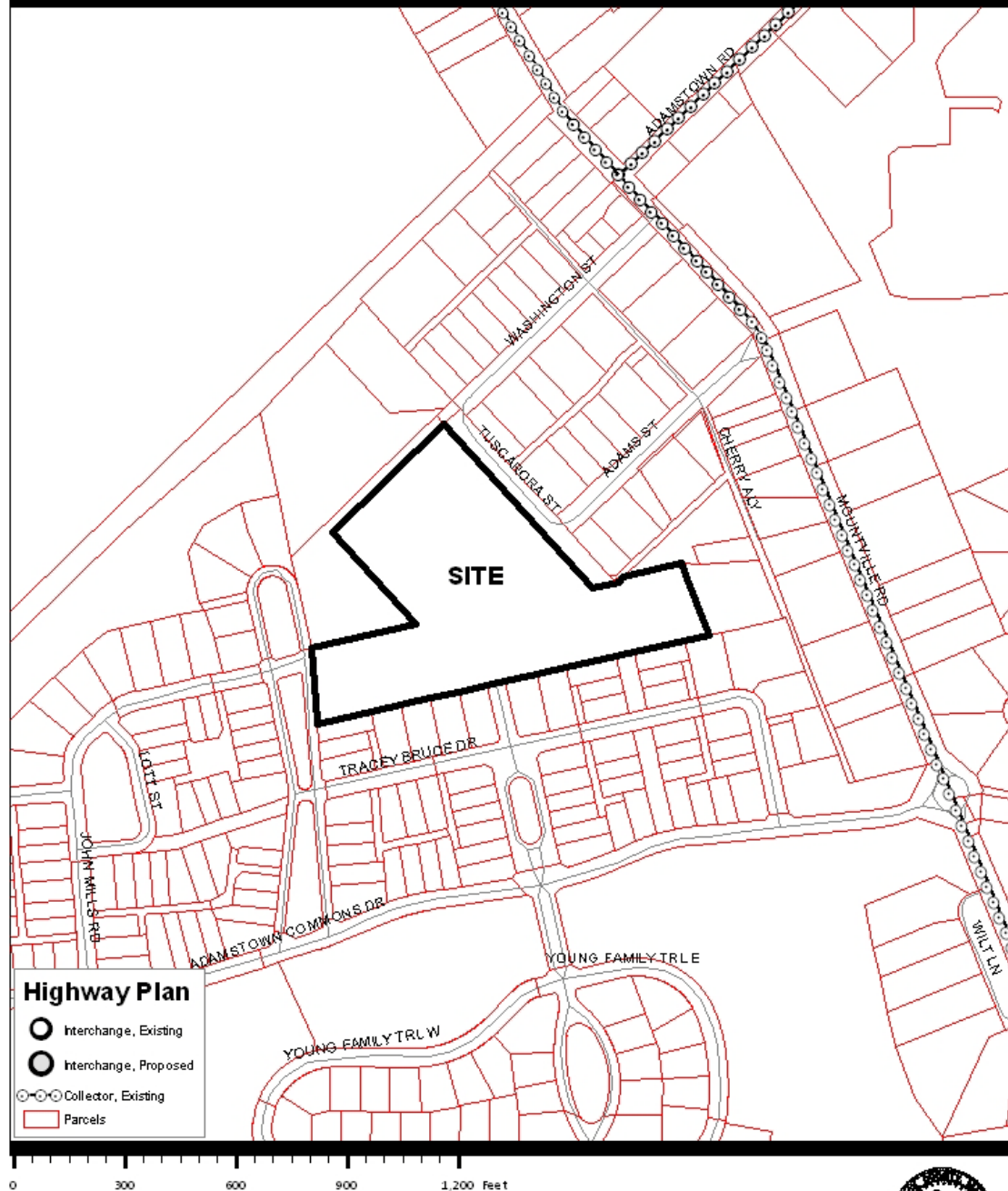
Bill Dorsey Blvd – Local (50 ft. right of way)

Programmed Improvements

None

Planned Improvements

None



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VII. Summary of Findings

Sections 1-19-3.110.4 and 1-19-500.3 of the Zoning Ordinance require the Planning Commission and the Board of County Commissioners to evaluate requests for floating zone reclassification using multiple criteria in order to determine whether to approve or disapprove the specific request. Following is a summary of those criteria as they apply to the Carroll Manor Phase I PUD Request, R-06-05(A):

1. *Consistency with the Comprehensive Plan*

The site is designated Low Density Residential on the County Comprehensive Plan and is located within the Adamstown Community Growth Area, an area identified for public water and sewer service. The PUD zoning district is designed to promote opportunities for integrating a variety of densities and land uses within a development project. The proposed density of 4.6 dwellings/acre is consistent with the Low Density Residential Designation of 3-6 dwellings per acre.

2. *Availability of Public Facilities*

The proposed development will utilize existing public water/sewer lines in the vicinity of the site. Water supply and wastewater treatment capacity is currently adequate. All schools in the Tuscarora Feeder pattern are currently under capacity. Local parks are available to serve the project and proposed pocket parks will provide proximate open space to these homes. The Carroll Manor Fire Company is located approximately 650 feet from the site.

3. *Adequacy of existing and future transportation systems*

The existing road network in the area including Adamstown Road and Mountville Road – are adequate to handle the increased traffic generated by the development of 47 homes. Local streets in the vicinity of the proposed development – including but not limited to Tuscarora St., Adams St., Washington St., Tracey Bruce Dr., Adamstown commons Dr., Mae Wade Ave., and Bill Dorsey Blvd. – are also deemed adequate to handle the increase in local vehicular and pedestrian activity as a result of the proposed PUD development.

4. *Compatibility with existing and proposed development*

The Applicant's Concept Plan depicts areas for both single-family detached and single-family attached units. The placement of the largest structures (duplex) along the eastern boundary of the project site (at Tuscarora Street) reflects design similarity and compatibility with the adjacent older larger homes in Adamstown. The larger lots in the proposed PUD are situated on the northern boundary of the PUD adjacent to larger lot residential uses on adjoining lots (1.0 to 2.9 acres in size). The net land use densities of surrounding land uses, ranging from approximately 4.0 DUs per acre in the older sections of Adamstown to approximately 5.0 DUs per acre in the adjacent Adamstown Commons development, are similar to that proposed by the Applicant at 5.4 DUs per acre. The variety and orientation of lots and building types, along with the effort to minimize front-loaded homes along most of the internal street network, demonstrates a strategy to blend the older and newer neighborhoods in Adamstown. The proposed PUD achieves compatibility with existing development primarily through these design and layout characteristics.

5. *Population Change*

The potential future population change resulting from the proposed 47 dwelling units equates to 127 people, based on an average of 2.7 persons per household.

6. *The timing of development and facilities*

The Applicant estimates a 2-3 year time frame for full build-out of the project, with the first occupancies in 2016. A subsequent Adequate Public Facilities Ordinance review may provide development thresholds related to various facility improvements.

1-19-10.500.3, Approval Criteria for Planned Development Districts

A. *The proposed development is compact, employing design principles that result in efficient consumption of land, efficient extension of public infrastructure, and efficient provision of public facilities.*

The development proposes 47 dwellings on a net buildable area of 8.63 acres, resulting in a net project density of 5.4 dwellings/acre which is consistent with the County's Low Density land use designation. The Applicant's Concept Plan depicts a compact, efficient design pattern and lot layout that incorporates a variety of single-family detached and single-family attached housing styles on variously sized lots. The proposed project seeks to redevelop a site within a Community Growth Area currently served by public infrastructure and immediately adjacent to existing developed land. Infill development activity is encouraged in the County Comprehensive Plan in order to realize the most efficient consumption of land while minimizing the need to construct new public facilities. Through the proposed extension of the open spaces, streets, and built environment of Adamstown, this project would serve as a bridge between existing neighborhoods in the vicinity.

B. *The proposed development design and building siting are in accordance with the County Comprehensive Plan, and any applicable community and corridor plans.*

See item (A) above. There is no Community or Corridor Plan for this area.

C. *The proposed development is compatible with existing or anticipated surround land uses with regard to size, building scale, intensity, setbacks, and landscaping, or the proposal provides for mitigation of differences in appearance or scale through such means as setback, screening, landscaping or other design features in accordance with the Comprehensive Plan, and any applicable community or corridor plans.*

See (4.) and (A) above. No Community or Corridor Plan exists for the Adamstown community. The Applicant utilizes open space and pocket parks to effectively buffer some of the property edges while using increased setbacks and neighborhood-friendly building orientation to manage the blending of new and existing neighborhoods.

D. *The proposed development provides a safe and efficient arrangement of land use, buildings, infrastructure, and transportation circulation systems. Factors to be evaluated include: connections between existing and proposed community development patterns, extension of*

the street network, pedestrian connection to, from and between buildings, parking areas, recreation, and open space.

The Applicant's Concept Plan depicts an efficient arrangement of residential housing that is well-organized, interconnected, and efficiently-situated on the project site. An internal sidewalk network is shown that provides pedestrian integration. Connections to Tuscarora Street, Mae Wade Avenue, and Bill Dorsey Blvd/John Mills Road are proposed. Pedestrian and vehicular connections within, and outside of, the PUD are planned in such a way so as to efficiently join two adjacent neighborhoods in Adamstown.

- E. The transportation system is or will be made adequate to serve the proposed development in addition to existing uses in the area. Factors to be evaluated include: roadway capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, projected construction schedule of planned improvements, pedestrian safety and travel demand modeling.*

The development will have primary access to Mountville Rd. via Adams St. and Washington St. Additional access to Mountville Rd. is provided by Mae Wade Ave. through the Adamstown Commons development. The interconnected street network between the project and the existing developments will allow for traffic to be dispersed and not create heavy use on any one street. The existing local streets and Mountville Rd. are adequate to accommodate the expected traffic from this project.

- F. The proposed development provides design and building placement that optimizes walking, biking, and the use of public transit. Factors to be evaluated include: extension of the street network, existing and proposed community development patterns, and pedestrian connections to, from and between buildings, parking areas, recreation and open space.*

Access to the project site will be made through roadway connections to Tuscarora Street, Mae Wade Avenue, and John Mills Road, providing necessary redundancy, safety and options for vehicular ingress/egress. The Concept Plan depicts a well-organized street network that supports pedestrian access between Adamstown Commons and the existing Adamstown community. Sidewalks will provide internal linkages and connect to small planned green space/parks and the larger, more prominent open space/common located at the center of the property.

- G. Existing fire and emergency medical service facilities are or will be made adequate to serve the increased demand from the proposed development in addition to existing uses in the area. Factors to be evaluated include: response time, projected schedule of providing planned improvements, bridges, roads, and nature and type of available response apparatus*

The site is be served by the Carroll Manor Fire Company (Station 14), which is located approximately 650 feet from the subject property and provides fire response, emergency medical services (EMS) plus advanced life support (ALS).

- H. Natural features of the site have been adequately considered and utilized in the design of the proposed development. Factors to be evaluated include: the relationship of existing natural*

features to man-made features both on-site and in the immediate vicinity, natural features connectivity, energy efficient site design, use of environmental site design or low impact development techniques in accordance with Chapter 1-15.2 of the Frederick County Code

The physical design of the proposed community is sensitive to the limited natural resources present on the previously developed subject property. Consideration has been given to maintaining at least three of the existing specimen trees on the site. Many of the homes feature south and southwest facing orientation allowing for ample solar access.

- I. The proposed mixture of land uses is consistent with the purpose and intent of the underlying County Comprehensive Plan land use designation(s), and any applicable community or corridor plans*

The subject property is designated Low Density Residential on the County Comprehensive Plan and located within a Community Growth Area. As such, it is an area identified for future growth and development. The Low Density Residential land use plan designation proposes a density range of 3—6 dwellings per acre and also serves as an underlying plan designation for consideration of PUD zoning. The PUD floating zone is designed to result in a mixture of residential housing types, superior physical design plus consideration of commercial, employment, recreational, civic and/or cultural land uses. The residential land uses including single-family and duplex dwellings are consistent with the County Comprehensive Plan.

- J. Planned Development Districts shall be served adequately by public facilities and services. Additionally, increased demand for public facilities, services, and utilities created by the proposed development (including without limitation water, sewer, transportation, parks and recreation, schools, fire and emergency services, libraries, and law enforcement) shall be evaluated as adequate or to be made adequate within established county standards.*

The public water/sewer infrastructure and system capacities are currently adequate to serve this development. Schools serving the site are currently under capacity. Compliance with the APFO prior to or simultaneously with a Phase II application, will further address the provision of public facilities to meet the increased demand generated by the project.

VIII. Staff Recommendation

Staff recommends APPROVAL of the request to amend the Carroll Manor PUD - Phase I Plan, Case #R-06-05 (A) based upon:

- A review of the Approval Criteria as set forth in § 1-19-3.110.4; and
- A finding that the project adequately addresses the Planned Development District Approval Criteria as set forth in § 1-19-10.500.3; and

The following conditions of approval:

1. A maximum of 47 residential dwelling units may be constructed.
2. The project shall provide a minimum of 87,120 square feet (2 acres) of open space/green area, which is a 34% reduction of the required 3.05 acres.
3. A diversity of single family lot sizes shall be incorporated into the project as illustrated in the Applicant's Phase I Concept Plan.
4. The specific layout/design of the alley-loaded homes shall be evaluated at Phase II. The final orientation of the homes, roads, and alleys will be determined at Phase II, but no more than 12 dwellings shall gain driveway/garage access from the facing street frontage.